



Inglebys

Estate Agents



4 Rifts Avenue

Saltburn-By-The-Sea, TS12 1QE

£360,000



Close to Saltburn's Town Centre, schools, leisure facilities & transport links, a beautiful 3-bedroom semi-detached residence boasting spacious accommodation throughout. With off-street parking, and large enclosed rear garden, a fantastic family home.



Tucked away in the charming Rifts Avenue of Saltburn-By-The-Sea, this semi-detached house offers a delightful blend of comfort and style. Boasting four reception rooms, three bedrooms, one bathroom & two separate W/C's, this property provides ample space for a growing family.

Upon entering, you are greeted by a high-end fitted kitchen, perfect for whipping up culinary delights. The spacious family accommodation includes a formal dining room for entertaining guests, a dual-aspect living room with open archway to the playroom extension for the little ones to enjoy, and a garden room leading to the rear elevation.

Step outside to discover a beautiful enclosed rear garden, complete with a raised decking area ideal for al fresco dining or simply basking in the sun. With parking available for up to three vehicles via the driveway and detached garage, convenience is at your doorstep.

Located close to Saltburn's Town Centre, you'll have easy access to a variety of amenities, shops, and eateries. Whether you're looking for a peaceful retreat or a vibrant community to be a part of, this stunning family home offers the best of both worlds. Don't miss the opportunity to make this house your home in this picturesque seaside town.

Tenure: Freehold.

Council Tax Band: Band-D.

EPC Rating: D

Entrance Vestibule 5'8" x 3'3" (1.73m x 1.01m)

Composite UPVC double glazed door to the front elevation. UPVC double glazed windows to the side aspects. Wooden door opens to the Entrance Hall.

Entrance Hall 6'8" x 6'2" (2.04m x 1.89m)

Stairs leading to the first floor. Access to the Living Room & Dining Room.

Living Room 20'4" x 12'6" (max) (6.20m x 3.81m (max))

Carpeted. UPVC double glazed bay window to the front aspect. Radiator. Open archway to the Play Room.

Play Room 9'6" x 7'10" (2.91m x 2.41m)

UPVC double glazed window to the rear aspect overlooking the garden. 2x Velux skylights. Carpeted Radiator.

Kitchen 16'9" x 8'2" (5.11m x 2.50m)

A range of two-tone wall, base & drawer units. Granite worktops with matching upstands, incorporating Belfast sink with worktop drainer grooves & chrome mixer tap. Integrated Bosch double electric oven, ceramic 5-ring hob & extractor hood. Kickboard lighting. Integrated dishwasher. Space for American fridge / freezer. UPVC double glazed window to the rear aspect overlooking the garden. Karndean flooring. Radiator. UPVC double glazed window to the side aspect. Access to the Dining Room & Garden Room.

Dining Room 13'3" x 11'8" (4.04m x 3.56m)

UPVC double glazed bay window to the front aspect. Karndean flooring. Radiator.

Garden Room 10'1" x 7'8" (max) (3.08m x 2.34m (max))

Decorative wood paneling. Karndean flooring continues from the Kitchen. UPVC double glazed sliding doors open to the rear garden, with additional UPVC door opening to the side elevation. Access to the Ground-Floor W/C.

Ground-Floor W/C 5'9" x 2'2" (1.76m x 0.67m)

Low-level W/C. Decorative wood paneling. Corner hand basin & vanity unit. UPVC double glazed window to the side aspect. Radiator.

First Floor

Landing

Carpeted. UPVC double glazed window to the rear aspect.

Bedroom One 15'0" x 14'3" (4.59m x 4.36m)

Fitted wardrobes. Carpeted. UPVC double glazed window to the front aspect. Radiator.

Bedroom Two 14'6" x 11'8" (4.43m x 3.58m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 8'4" x 9'10" (2.56m x 3.02m)

Fitted wardrobes. Carpeted. Radiator. UPVC double glazed window to the rear aspect.

Bathroom 12'5" x 5'7" (max) (3.80m x 1.71m (max))

Quartz sparkle part-tiled walls. Vinyl flooring. Panel bath with shower attachment. Walk-in shower. Hand basin & vanity unit. Chrome heated towel rail. LED downlighting. UPVC double glazed window to the rear aspect.

External

Front Elevation

Enclosed forecourt with decorative gravel & paved steps leading to the Entrance Vestibule. Driveway to the front & side elevation leading to a single detached, fully alarmed garage with electric roller shutter door. Gated access to the Rear Elevation.

Rear Elevation

A beautiful, enclosed garden laid to lawn. Courtesy door to the detached garage with Utility Area including plumbing for washing machine, power & lighting. Raised decking / outdoor seating area with summer house.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

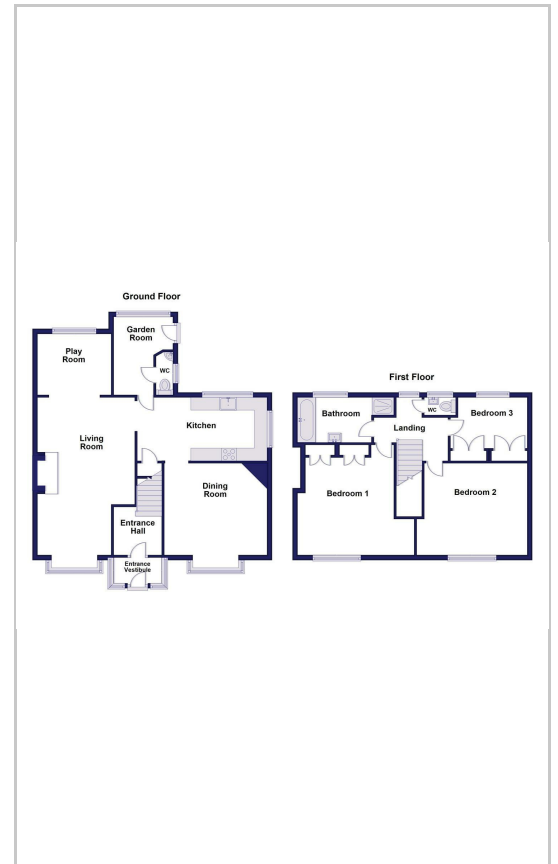
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

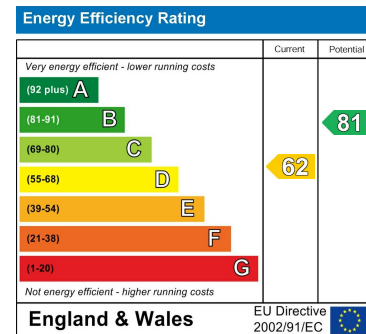
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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